

EUCALYPTUS GROVE OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
April 14, 2016 (6PM)
7610 Hollister Ave., Goleta (Meeting Room)
(Subject to Board's Approval)

Board members present: Craig Nicholson, Joe Mora, Cathy Leyva and Howard Lange.
Jaime Escobedo absent.

Homeowners present: Teresa 349, Kris Hall 351, Bill Myers 244, Jytte Kronberg 345.

Management: James Nguyen of Bartlein & Company, Inc.

Call to Order: Meeting called to order at around 6:03PM

Owners Requests:

Kris Hall 351: Certain things being enforced are not important i.e. plants on front porch. Why aren't BBQ's and oversized washer and dryers not being enforced? Board restated that it is a case by case situation and will only enforce safety hazards such as plants and boxes that block emergency officials from entering unit.

Jytte Kronberg- Received message from Management asking her to remove plants and patio furniture on front landing of her unit (335). Wanted to know why now when she's had the same for many years. Board will look at her landing and make decision later.

Bill Byars- there to support neighbor Jytte and thinks her front landing is very attractive.

Teresa- there to observe board meeting.

Approval of Prior Meeting Minutes

Joe Motioned to approve the prior meeting minutes with revision (New Business #D Parking: residents will NOT get 6 month warning), Craig seconded. Howard abstained. Unanimous.

Treasurer's Report

	Mar 2016	YTD
Total Income	\$68,557.96	\$195,807.96
Op. Expenses	45,689.12	108,760.82
Reserve Expenditures	2,830.00	2,830.00
Total Expenditures	48,519.12	111,590.82
Transfer to Reserve	18,812.84	82,991.14
Transfer from Reserve	1,877.84	1,877.00
Balance in Savings	\$ 2,050,096.49	
Due from Unit Owners	\$ 17,123.04	
Total Assets	\$ 2,072,219.53	

Operating Expenses are about 0.4%+ above on cash basis

Treasurer's Report unanimously accepted (Joe moved & Howard seconded)

Landscape Report: Mostly maintenance, weeding, trimming. Joe submitted a bid to replace trees in creek by planting 15 trees. If bid is less than \$2,000 Cathy motioned to accept bid. Howard seconded. Joe abstained. Unanimous. Joe also mentioned Jose reported stealing of toilet paper from all restrooms at the pool and gym.

Vendor Evaluation: Matt Mora saved the association money by fixing pool equipment room door.

Old Business:

- a. Updating governing documents: in process of updating
- b. Front Gate system: in progress of being updated. Confirmation notice distributed and mailed to off site owners. May 1 Consolidated door can start.
- c. Parking policy- All vehicles must be currently registered with DMV. If not they are storing not parking.
- d. Smoking designated areas: tabled

New Business

- a. Wood repairs: two buildings per month will have mid landings replaced with Trex.
- b. #335 siding and landing-charge owner proportionally for landing and siding repairs.
- c. #127 modification request: no show (tabled).
- d. Resurfacing common deck landing 7620 #321 and #320- tabled.
- e. Request by #252 re pot common area- Board decided against and not to allow.
- f. Pool equipment door- fixed
- g. Recording liens- none

Next Meeting 5/12/16 at 6PM, at Meeting Room at 7610 Hollister.

Meeting adjourned at 7:41PM

Submitted by Matt Mora, Scribe.